146.0	0006	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 561,000 / 561,000
					USE VALUE: 561,000 / 561,000
					ASSESSED: 561,000 / 561,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
161		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WANG QINGYANG & YING
Owner 2:	
Owner 3:	
Street 1:	161 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CONNORS JOHN F & LAVINIA M -
Owner 2:	-
Street 1:	161 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,011 Sq. Ft. of land mainly classified as One Family with a Conventional Building built about 1925, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4011.000	191,400		369,600	561,000
Total Card	0.092	191,400		369,600	561,000
Total Parcel	0.092	191,400		369,600	561,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.65 | /Parcel: 324.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 96390

GIS Ref

GIS Ref

Insp Date 01/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 146.0-0006-0006.0

!11469!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	317,000	0	4,011.	432,300	749,300	749,300	Year End Roll	12/18/2019
2019	101	FV	247,000	0	4,011.	405,200	652,200	652,200	Year End Roll	1/3/2019
2018	101	FV	249,000	0	4,011.	335,000	584,000	584,000	Year End Roll	12/20/2017
2017	101	FV	249,000	0	4,011.	308,000	557,000	557,000	Year End Roll	1/3/2017
2016	101	FV	249,000	0	4,011.	281,000	530,000	530,000	Year End	1/4/2016
2015	101	FV	235,500	0	4,011.	275,600	511,100	511,100	Year End Roll	12/11/2014
2014	101	FV	235,500	0	4,011.	256,100	491,600	491,600	Year End Roll	12/16/2013
2013	101	FV	235,500	0	4,011.	243,700	479,200	479,200		12/13/2012

PRINT

Date	Time
12/11/20	01:38:13

LAST REV

Date	Time
10/27/20	09:36:31

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11469

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONNORS JOHN F	72092-67	1	1/4/2019		573,965	No	No		
	12634-370		5/22/1974		32,500	No	No		N

USER DEFINED

Prior Id # 1:	96390
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2019	352	Add Bath	15,500	C				
2/17/2015	147	Manual	2,500					Renovation of kitc
6/17/2010	698	Addition	19,000					10X24 REAR SUN ROO
6/4/2003	417	Re-Roof	2,500					

ACTIVITY INFORMATION

Date	Result	By	Name
1/10/2018	Inspected	BS	Barbara S
12/16/2017	TTL REFUSAL	HS	Hanne S
11/11/2008	Meas/Inspect	355	PATRIOT
1/20/2000	Inspected	263	PATRIOT
11/22/1999	Measured	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4011		Sq. Ft.	Site		0	80.	1.15	9			Topo	-10	Size	-5			369,586						369,600	

Total AC/HA: 0.09208 | Total SF/SM: 4011 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 369,586 | Spl Credit | Total: 369,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	22 - Conventional		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	1.33359373
Const Adj.:	0.99989998
Adj $ / SQ:	106.677
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	277442
Depreciation:	86007
Depreciated Total:	191435

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

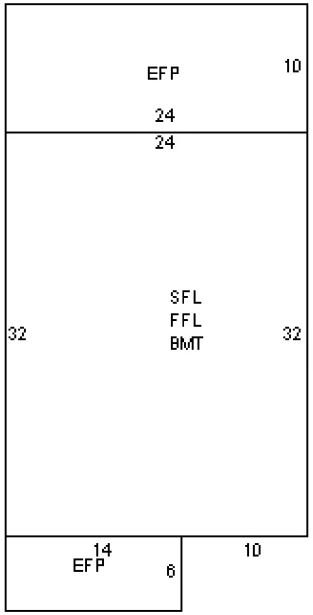
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	106.68
Special Features:	0	Val/Su Net:	72.83
Final Total:	191400	Val/Su SzAd	124.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	34.560	26,545
FFL	First Floor	768	106.680	81,928
SFL	Second Floor	768	106.680	81,928
EFP	Enclos Porch	324	35.620	11,542

Net Sketched Area:	2,628	Total:	201,943
Size Ad	1536	Gross Are	2628	FinArea	1728
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	